(a real estate investment trust constituted on 3 July 2025 under the laws of the Republic of Singapore)

NOTICE OF RECORD DATE AND DISTRIBUTION PAYMENT DATE

DBS Bank Ltd. and United Overseas Bank Limited are the joint issue managers and global coordinators, and joint bookrunners and underwriters to the initial public offering of UI Boustead REIT.

NOTICE IS HEREBY GIVEN THAT the Transfer Books and Register of Unitholders of UI Boustead REIT ("UI Boustead REIT", and the unitholders of UI Boustead REIT, the "Unitholders") will be closed at 5.00 p.m. on 4 November 2026 (the "Books Closure Date" or "Record Date") to determine Unitholders' entitlements to UI Boustead REIT's distribution. UI Boustead REIT has announced a distribution of **3.71 cents per unit in UI Boustead REIT** ("Unit") for the period from 3 July 2025 to 30 September 2026 (the "Distribution"). The Distribution comprises the following three components:

Distribution	**Year of Assessment 2027**	**Year of Assessment 2028**
	For the period from 12 March 2026 to 31 March 2026	For the period from 1 April 2026 to 30 September 2026
Taxable Income Component (cents)	0.27	2.71
Tax-Exempt Income Component (cents)	-	0.32
Capital Distribution Component (cents)	0.07	0.34
Total distribution (cents)	**0.34**	**3.37**

Unitholders whose securities accounts with The Central Depository (Pte) Limited ("CDP") are credited with Units as at the Books Closure Date will be entitled to the Distribution to be paid on 7 December 2026.

DECLARATION FOR SINGAPORE TAX PURPOSES

A. Capital Distribution Component

Capital distribution represents a return of a capital to Unitholders for Singapore income tax purposes and is therefore not subject to Singapore income tax. For Unitholders who are liable to Singapore income tax on profits from sale of Units, the amount of capital distribution will be applied to reduce the cost base of their Units for Singapore income tax purposes. Unitholders should consult their own tax advisers concerning the tax consequences of their particular situation with regard to these distributions.

B. Tax-Exempt Income Component

Tax-exempt income distribution is exempt from Singapore income tax in the hands of all Unitholders. No tax will be deducted at source from such distribution. For completeness, in respect of distributions made out of income taxed at trustee level, Unitholders are not entitled to tax credits for any taxes paid by Perpetual (Asia) Limited, as trustee of UI Boustead REIT (the "Trustee"), against their Singapore income tax liability.

C. Taxable Income Component

1. The Trustee and UIB REIT Management Pte. Ltd., as manager of UI Boustead REIT (the "Manager"), will not deduct tax[1] from distributions made out of UI Boustead REIT's taxable income that is not taxed at the level of the Trustee of UI Boustead REIT to:

   (a) Unitholders who are individuals and who hold the Units either in their sole names or jointly with other individuals;
   (b) Unitholders which are companies incorporated and tax resident in Singapore;
   (c) Unitholders which are Singapore branches of companies incorporated outside Singapore;
   (d) Unitholders which are body of persons (excluding companies or partnerships) incorporated or registered in Singapore, such as:
      (i) charities registered under the Charities Act 1994 or established by any written law; or
      (ii) town councils; or
      (iii) statutory boards; or
      (iv) co-operative societies registered under the Co-operative Societies Act 1979; or
      (v) platform work associations registered under Part 3 of the Platform Workers Act 2024; or
      (vi) trade unions registered under the Trade Unions Act 1940;
   (e) Unitholders which are international organisations that are exempt from tax on such distributions by reason of an order made under the International Organisations (Immunities and Privileges) Act 1948; or
   (f) Unitholders which are real estate investment trust exchange-traded funds which have been accorded the tax transparency treatment.

2. For taxable income distributions made to classes of Unitholders that do not fall within the categories stated under Note 1 above, the Trustee and the Manager of UI Boustead REIT will deduct tax at the rate of 10%[2] if the Unitholders are Qualifying non-resident non-individual Unitholders or Qualifying non-resident funds.

   A Qualifying non-resident non-individual Unitholder is one which is not a resident of Singapore[3] for income tax purposes and:
   (i) which does not have a permanent establishment[4] in Singapore; or
   (ii) which carries on any operation in Singapore through a permanent establishment in Singapore, where the funds used to acquire the Units in UI Boustead REIT are not obtained from that operation.

   A Qualifying non-resident fund[5] is one that qualifies for tax exemption under Section 13D, 13OA (with effect from 1 January 2025 only), 13U or 13V of the Singapore Income Tax Act 1947 which is not a resident of Singapore for income tax purposes and:

   (i) which does not have a permanent establishment in Singapore (other than a fund manager in Singapore); or

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[1] Please note that the non-deduction of tax does not mean that the distributions are not taxable for the Unitholders. Unitholders should seek their own tax advice as to the taxability of the distributions.
[2] The concessionary tax rate of 10% will expire on 31 December 2030, unless otherwise extended.
[3] A company is not a resident of Singapore if the management and control of its business is exercised outside Singapore.
[4] Under the Singapore Income Tax Act 1947, permanent establishment means a fixed place where a business is wholly or partly carried on including a place of management, a branch, an office, a factory, a warehouse, a workshop, a farm or plantation, a mine, oil well, quarry or other place of extraction of natural resources, a building or work site or a construction, installation or assembly project. A Unitholder shall be deemed to have a permanent establishment in Singapore if it:
   (i) carries on supervisory activities in connection with a building or work site or a construction, installation or assembly project; or
   (ii) has another person acting on the Unitholder's behalf in Singapore who:
      (a) has and habitually exercises an authority to conclude contracts;
      (b) maintains stock of goods or merchandise for the purpose of delivery on its behalf; or
      (c) habitually secures orders wholly or almost wholly for the Unitholder or for such other enterprises as are controlled by the Unitholder.
[5] A non-resident fund refers to a fund being a non-resident company, a partnership where all partners are non-residents, a trust administered by a non-resident trustee, or a non-resident entity.

(ii) which carries on any operation in Singapore through a permanent establishment in Singapore (other than a fund manager in Singapore), where the funds used to acquire the Units in UI Boustead REIT are not obtained from that operation.

3. Unitholders are required to complete the applicable Section A, B, or C of the "*Declaration for Singapore Tax Purposes Form A*" ("Form A") if they fall within the categories (b) to (f) stated under Note 1, Section D of Form A if they are a Qualifying non-resident non-individual Unitholder as described under Note 2, or Section E of Form A if they are a Qualifying non-resident fund as described under Note 2.

4. The Trustee and the Manager of UI Boustead REIT will rely on the declarations made in Form A to determine (i) if tax is to be deducted for the categories of Unitholders listed in Note (b) to (f) under Note 1; and (ii) if tax is to be deducted at the rate of 10% for distributions to Qualifying non-resident non-individual Unitholders / funds as described under Note 2.

5. **Unitholders who fall within category (a) under Note 1 are not required to submit Form A.** The gross distribution received by these Unitholders is generally exempt from tax under Section 13(1)(zh) of the Singapore Income Tax Act 1947. However, this tax exemption does not apply to such Unitholders in respect of distribution derived by them through partnership in Singapore or from the carrying on of a trade, business or profession. Such Unitholders, i.e., to whom the exemption does not apply, must declare the distribution received as income in their income tax returns.

6. Unitholders who do not fall within the classes of Unitholders listed in Note 1 and Note 2 above can choose not to return Form A as tax will be deducted from the distributions made to them at the prevailing corporate tax rate in any case.

7. The Trustee and the Manager will deduct tax at the prevailing corporate tax rate from the Distribution made out of UI Boustead REIT's taxable income that is not taxed at UI Boustead REIT's level, in respect of Units held by depository agents except where the beneficial owners of these Units are:
(a) Individuals;
(b) Qualifying Unitholders (as listed in categories (b) to (f) under Note 1);
(c) Qualifying non-resident non-individual Unitholders (as defined under Note 2); or
(d) Qualifying non-resident funds (as defined under Note 2).

   For Units held through the depository agents, the depository agents must complete the "*Declaration by Depository Agents for Singapore Tax Purposes Form B*" ("Form B") and its annexes (Annex 1 for individuals, Annexes 2 and 2.1 for qualifying Unitholders and Annex 3 for Qualifying non-resident non-individuals / funds).

8. Form A and Form B (and its annexes) will be sent to Unitholders and depository agents respectively, by UI Boustead REIT's unit registrar, Boardroom Corporate & Advisory Services Pte. Ltd. (the "Unit Registrar") on or around 10 November 2026.

9. **Unitholders (Form A) and the depository agents (Form B and its annexes) will have to complete the forms legibly and send them to the Unit Registrar such that it is received by 5.00 p.m. on 20 November 2026. The Trustee and the Manager will rely on the declarations made in Form A and Form B to determine if tax is to be deducted. Failure to comply with any of these requirements will render Form A and Form B invalid and the Trustee and the Manager will be obliged to deduct the appropriate amount of tax from the distribution in respect of which this announcement is made.**

10. Unitholders who hold Units under the Central Provident Fund Investment Scheme ("CPFIS") and the Supplementary Retirement Scheme ("SRS") do not have to return any form as they will receive gross distributions as long as the distributions are paid to their respective CPFIS and SRS accounts.

DECLARATION IN INCOME TAX RETURN

The distribution is considered as income for the years 2026 and 2027. Beneficial owners of the distribution, other than those who are exempt from tax on the distribution or who are entitled to the reduced tax rate of 10%, are required to declare the gross amount of the taxable income component of the distribution as taxable income in their Singapore income tax return for the years of assessment 2027 and 2028.

LAST DATE AND TIME FOR RETURN OF FORMS

Boardroom Corporate & Advisory Services Pte. Ltd. will despatch the relevant forms to Unitholders on or around 10 November 2026.

Unitholders and depository agents must complete and return the "Declaration for Singapore Tax Purposes Form A and Form B (and its annexes)" to Boardroom Corporate & Advisory Services Pte. Ltd. by 20 November 2026 at 5.00 p.m. in order to receive the taxable income component of the Distribution either at gross or at net (after deduction of tax at 10%) as described above.

IMPORTANT INDICATIVE DATES AND TIMES

Unitholders should note the following important indicative dates and events:

Date/Deadline	**Event**
2 November 2026	Last date that the Units are quoted on a "cum"-distribution basis
3 November 2026	Units will be traded ex-dividend
4 November 2026	Closing of the Transfer Books and Register of Unitholders
10 November 2026	Despatch of Form A and Form B
20 November 2026	Completed *"Declaration for Singapore Tax Purposes Form A and Form B (and its annexes)"* must be received by the Unit Registrar
7 December 2026	Payment of Distribution

BY ORDER OF THE BOARD
Lee Keen Meng
Chief Financial Officer

For and behalf of
UIB REIT Management Pte. Ltd.
(Company Registration Number: 202501440M)
As manager of UI Boustead REIT

27 October 2026

IMPORTANT NOTICE

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units. Any discrepancies in the figures included herein between the listed amounts and total thereof are due to rounding.

The past performance of UI Boustead REIT is not necessarily indicative of the future performance of UI Boustead REIT. Listing of the units in UI Boustead REIT ("**Units**") on the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") does not guarantee a liquid market for the Units. The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, UIB REIT Management Pte. Ltd., as manager of UI Boustead REIT (the "**REIT Manager**"), or any of its affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the REIT Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that holders of the Units may only deal in their Units through trading on the SGX-ST.

This Announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other developments or companies, shifts in customer demands, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the REIT Manager regarding future events. No representation or warranty expressed or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this Announcement. None of the REIT Manager or any of its affiliates, advisors or representatives undertakes any obligation to update publicly or revise any forward-looking statements, and none of them shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use, reliance or distribution of this Announcement or its contents or otherwise arising in connection with this Announcement.

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